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<u>02-241</u>	<u>LUCKY START LTD.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-9-CZ11-1 (00-299)

20-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: HOMESTAR AT MILLER COVE, INC.

RU-1 to RU-1M(b)

SUBJECT PROPERTY: Tract 54 and the east ½ of Tract 55, MIAMI EVERGLADES LAND COMPANY LTD. SUBDIVISION, Plat book 2, Page 3 in Section 20, Township 54 South, Range 39 East.

LOCATION: Lying 660' north of theoretical S.W. 56 Street & 600' west of theoretical S.W. 162 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15 Acres

RU-1 (Single Family Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-2 (01-268)

25-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: IGNATIAN SPIRITUAL CENTER, INC.

- (1) MODIFICATION of Conditions #2, of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request is to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.15 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-2 (01-307)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: MANUEL & CECILIA ZELAYA

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a zero lot line residential addition setback 2.33' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a lot coverage of 57% (50% permitted).
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residential addition to encroach within the required 4' maintenance easement (not permitted).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a penetrable opening of 9.66 linear feet (28 linear feet required).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Mrs. Mirtha Selaya," as prepared by Jose A. Martinez, dated 5/27/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5746 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

- (1) MODIFICATION of Paragraph 6(B)(i) of Covenants recorded in Official Record Book 10973, at Pages 1023 to 1036, only as it applies to the subject property, reading as follows:

FROM: "6(B)(i) Parcels 1 and 2. Zero lot line single family detached houses will be built on Parcels 1 and 2 as depicted on the Map of Development Tracts, Exhibit 'C' of the plans. The side yard setback on the open side of each lot in these parcels shall be a minimum of seven (7'), provided, however, a projection of two (2') into the side yard setback shall be permitted for a greenhouse window facing an adjacent zero lot line house. No zero lot line house constructed within ten (10') of a lot line shall have openings on the zero lot line side."

TO: "6(B)(i) Parcels 1 and 2. Zero lot line single family detached houses will be built on Parcels 1 and 2 as depicted on the Map of Development Tracts, Exhibit 'C' of the plans. The side yard setback on the open side of the lot in these parcels shall be a minimum of 1'7". No zero lot line house constructed within 10' of a lot line shall have openings on the zero lot line side."

- (2) MODIFICATION of Paragraph 6(C)(i) of Covenants recorded in Official Record Book 10973, at Pages 1023 to 1036, only as it applies to the subject property, reading as follows:

FROM: "6(C)(i) Parcels 1 and 2. The maximum building lot coverage for the single family detached houses shall be forty-five (45%) of each lot. The minimum seven (7') open side yard mentioned in Paragraph 6 (B)(i) above shall be included in lot size for the purpose of making this percentage calculation. Building lot coverage in each parcel is to be determined without regard to screened or trellised areas, supported decks, patios, terraces, swimming pools, hot tubs and Jacuzzis which may be constructed."

TO: "6(C)(i) Parcels 1 and 2. The maximum building lot coverage for the single family detached houses shall be 47.3% of each lot. Building lot coverage in each parcel is to be determined without regard to screened or trellised areas, supported decks, patios, terraces, swimming pools, hot tubs and Jacuzzis which may be constructed."

The purpose of the request is to permit an addition to a single family residence with less setback distance and a greater lot coverage than allowed by a covenant for this planned area development (PAD).

CONTINUED ON PAGE TWO

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

PAGE TWO

A plan is on file and may be examined in the Zoning Department entitled "Patio "As Built": Hernandez Residence,' as prepared by R. S. Scandra and "Map of Boundary Survey," as prepared by Caribbean Land Surveyors, Inc., both stamped dated received on 11/27/01. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 8 of SUNSET HARBOUR, SECTION II, Plat book 118, Page 58.

LOCATION: 12716 S.W. 63 Circle Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.11 Acre

PRESENT ZONING: PAD (Planned Area Development)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-3 (01-326)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: VICTOR & AURORA REYES

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a bedroom/bath addition to a zero lot line residence setback 4' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a roofed terrace addition to setback 7' (10' required) from the rear (west) property line and to setback 4' (10' required) from the interior side (south) property line.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to setback 1' (5' required) from the rear (west) property line and 0' (5' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 77% (50% permitted).
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to be spaced 6' from the house (10' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Victor Reyes," as prepared by Jose A. Martinez. and dated received Sept. 7, 2001 & Sept. 27, 2001 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 2 of CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5756 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-3-CZ11-2 (01-423)

30-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA

- (1) UNUSUAL USE to permit a 120' high wireless supported service facility and ancillary equipment.
- (2) SPECIAL EXCEPTION to permit a barbed wire chain link fence.

Plans are on file and may be examined in the Zoning Department entitled "Antenna Installation at El Chino Nursery Site Number 68222," consisting of 4 sheets, as prepared by Kimley-Horn and Associates, Inc., and a "Map of Topographic Survey," as prepared by Williams, Hatfield & Stoner, Inc., all dated stamped received 12/7/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 620' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the north 872', less the west 65' and less the south 40' for rights-of-way in Section 30, Township 55 South, Range 39 East.

LOCATION: 16751 S.W. 177 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.33 Acres

PRESENT ZONING: GU (Interim)
BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-5 (02-37)

3-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5; and plans entitled 'Open Terrace for: Mr. Francisco & Monica Morillo,' as prepared by Emilio R. Pinero, consisting of 3 sheets stamped received 2/6/02."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 11, PANACHE, SECTION 3, Plat book 128, Page 31.

LOCATION: 9041 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46.6' x 62'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-9-CZ11-2 (02-112)

20-54-39
Council Area 11
Comm. Dist. 9

APPLICANT: PENNY'S INVESTMENTS CORP.

(1) RU-1 to RU-1M(a)

REQUEST #1 ON PARCEL "B"

(2) RU-1 to RU-3M

REQUEST #2 ON PARCEL "A"

SUBJECT PROPERTY: PARCEL "A": The north ½ of Tract 22 of MIAMI EVERGLADES LAND CO., LTD., in Section 20, Township 54 South, Range 39 East, Plat book 2, Page 3. PARCEL "B": Tracts 23 & 24 of MIAMI EVERGLADES LAND CO., LTD., in Section 20, Township 54 South, Range 39 East, Plat book 2, Page 3.

LOCATION: Lying on the east side of theoretical S.W. 167 Avenue & on the north side of theoretical S.W. 45 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30 Acres

RU-1 (Single Family Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/24/02 TO THIS DATE:

HEARING NO. 02-9-CZ11-3 (02-147)

33-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: LAZARO DUARTE, ET AL.

(1) AU to RU-1M(b)

REQUEST #1 ON PARCEL "B"

(2) AU to EU-M

REQUEST #2 ON PARCEL "A"

SUBJECT PROPERTY: PARCEL "A": The south 190' less the south 40' for road right-of-way of a parcel of land lying in the south 478.80' of the west ¼ of the south ¼ of Section 33, Township 55 South, Range 39 East, being particularly described as follows: Commence at the Southwest corner of said Section 33; thence run N87°29'53"E along the south boundary of the SW ¼ of said Section 33, a distance of 455.2' to the Point of beginning of the parcel of land hereinafter to be described; thence continue to the last described course a distance of 227.59' to the Southeast corner of the west ¼ of the SW ¼ of said Section 33; thence run N1°22'51"W along the east boundary of the west ¼ of the SW ¼ of said Section 33 a distance of 478.9' to the Point of intersection with a line parallel to and 478' north of as measured at right angles to, the south boundary of the SW ¼ of said Section 33; thence run S87°29'53"W along the last described line a distance of 227.29' to a point, said point being 454.58' east to the west boundary of the SW ¼ of said Section 33; thence run S1°20'39"E a distance of 478.9' to the Point of beginning. AND: PARCEL "B": A parcel of land lying in the south 478.80' of the west ¼ of the south ¼ of Section 33, Township 55 South, Range 39 East, being particularly described as follows: Commence at the Southwest corner of said Section 33; thence run N87°29'53"E along the south boundary of the SW ¼ of said Section 33, a distance of 455.2' to the Point of beginning of the parcel of land hereinafter to be described; thence continue to the last described course a distance of 227.59' to the Southeast corner of the west ¼ of the SW ¼ of said Section 33; thence run N1°22'51"W along the east boundary of the west ¼ of the SW ¼ of said Section 33 a distance of 478.9' to the Point of intersection with a line parallel to and 478' north of as measured at right angles to, the south boundary of the SW ¼ of said Section 33; thence run S87°29'53"W along the last described line a distance of 227.29' to a point, said point being 454.58' east to the west boundary of the SW ¼ of said Section 33; thence run S1°20'39"E a distance of 478.9' to the Point of beginning; less the south 190' thereof.

LOCATION: Approximately 455' east of S.W. 157 Avenue & north of S.W. 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 02-11-CZ11-1 (02-79)

20-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: POINCIANA DEVELOPMENT COMPANY II

The applicant is requesting approval to permit 2 single family residences with a setback 23.76' from the front (east) property line on lots 22 & 24. (The underlying zoning district regulations require 25').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Valencia Walk," as prepared by Donald F. Baggesen, Architect, consisting of 6 sheets dated stamped received on 3/1/02, and 2 boundary surveys as prepared by Ford, Armenteros & Manucy, Inc., dated stamped received on 1/2/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 22 through 24, Block 4 of FANTASY REEF, Plat book 156, Page 34.

LOCATION: The west side of S.W. 161 Place, north and south of theoretical S.W. 141 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.41 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-11-CZ11-2 (02-232)

14-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: STEPHEN H. SMITH, TRUSTEE

GU to IU-3

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 55 South, Range 39 East;

LOCATION: Lying approximately 660' east of theoretical S.W. 132 Avenue, between S.W. 132 Street & S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.17 Acres

GU (Interim)

IU-3 (Industry – Unlimited)

HEARING NO. 02-11-CZ11-3 (02-241)

5-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: LUCKY START LTD.

Applicant is requesting approval to permit a single family residence setback a minimum of 20.17' from the rear (east) property line. (The underlying zoning district regulations require 25' from the rear property line).

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Lucky Start Ltd.," as prepared by Francisco A. Benitez, A.I.A., dated 9/3/02 and a boundary survey as prepared by Juan R. Martinez, P. L. S., dated 11/21/01, consisting of a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 8, GARDEN HILLS WEST, Plat book 153, Page 52.

LOCATION: 9619 S.W. 159 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 100'±

PRESENT ZONING: RU-1M(b) (Modified Single Family 6,000 sq. ft. net)